

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION SPECIAL CALLED MEETING  
June 2, 2015  
215 Main Street  
6:30 PM**

Present: Chairman James Traynor, Ben Hudgins, Hynek Lettang, John Garver, Chris Wolfe, Tom Petty, Jay McMullen, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Brown Simpson (Parks & Recreation Director), Davy Broom (Public Works Director), Chipper Wilkerson (Interim Fire Chief), Jeff Hooper (Operations Director), Lisa McCarley (Town Council), Bayles Mack (Resident), Scott Couchenour (Resident), Marc Howie (York Electric Coop/Resident), Louis Roman (Historic Review Board/FMEC/Resident), John Marks (Fort Mill Times)

Chairman Traynor called the meeting to order at 6:30 pm and welcomed everyone in attendance.

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Growth Projections:** Planning Director Cronin gave a presentation illustrating growth projections for the year 2020, 2025 and 2030. Planning Director Cronin stated that as all active and approved projects build out over the next 10 years, the town's population is expected to double in size. Planning Director Cronin also provided an overview of existing growth management strategies currently being utilized of studied by the town.
2. **Draft Impact Fee Ordinance:** Planning Director Cronin provided an overview of the draft impact fee ordinance. He stated that staff recommended in favor of adopting impact fees for all four categories, with discount rates of 10% for fire protection, parks and recreation, and municipal facilities, and 25% for transportation. Members of the commission then reviewed the effect of impact fees on a variety of residential and commercial projects. A lengthy discussion then took place.

Chairman Traynor, Mr. Wolfe and Mr. Petty spoke regarding the effect of impact fees on commercial development, with particular attention paid to the disproportionate burden of the transportation fee on commercial projects. Mr. Hudgins spoke about the need to leverage revenue from new development to pay for needed road projects. Mr. McMullen inquired about charging lower fees for development within priority investment areas. Mr. Lettang stated that our primary goal should be on maintaining an excellent quality of life. Chairman Traynor pointed out the discrepancy of commercial fire calls, and stated that a project the size of LPL Financial would be charged based on a projection of 500 calls per year based on the statistical formula. Chairman Traynor and Mr. Wolfe asked about

exemptions for schools and churches, to which Planning Director expressed that there were some legal concerns. Chairman Traynor asked staff to obtain a legal opinion on the following items prior to the next meeting:

- 1) Can the town legally exempt schools and religious facilities?
- 2) Can the town charge different discount rates for residential and commercial development?
- 3) Can the town charge different discount rates for projects within a priority investment area?

3. **Draft Capital Improvements Plan (CIP):** Planning Director Cronin listed the projects which were included in the draft CIP. Interim Fire Chief Wilkerson spoke about the need for a new fire station in the Springfield Parkway corridor, as well as a new fire truck and heavy rescue apparatus. Parks and Recreation Director Simpson stated that the town's lease on Banks Street Gym and the athletic fields at the LSC Complex would expire in the spring of 2020, and replacement facilities would need to be constructed by that time. Public Works Director Broom listed a number of vehicle and equipment needs for solid waste, recycling and road maintenance operations. Planning Director Cronin spoke about the transportation projects which would be eligible for impact fee funding. Staff recommended in favor of a variety of "interim improvements" along those corridors which could be paid for at the local level. These included an intersection improvement at Dobys Bridge Road & Fairway Drive, extending the center left turn lane on N White Street between Bass Street & Sidney Johnson Street, design/engineering/ROW for the expansion of the two-lane railroad overpass on Springfield Parkway, and the relocation and widening of Whites Road. A discussion took place regarding the draft CIP items. There was a general consensus regarding the need for those items included in the draft CIP. Commissioners also supported including a number of feasible transportation projects within the five year CIP.

Without any consensus on the impact fee recommendations, Chairman Traynor stated that a subsequent workshop would be required prior to the June 23<sup>rd</sup> meeting. Staff will send out a meeting request and coordinate a date that works with everyone's schedule.

There being no further business, the meeting was adjourned at 9:55 pm.

Respectfully submitted,

Joe Cronin  
Planning Director